

Rules and Regulations

Care and Maintenance of the Apartment:

1. No birds, cats, dogs or other animals shall be maintained in or about the premises without written permission from the landlord. Not obeying this rule is grounds for immediate lease termination, eviction and penalty fees.
2. Ashes, garbage, sweepings, dirt, litter or refuse shall be wrapped and deposited in garbage bins for that purpose.
3. Water shall not be left running in bathroom, kitchen or elsewhere in the demised premises and all leaks shall be immediately reported to the Resident Manager or Owner.
4. Signs shall not be posted in or about the demised premises or building.
5. Toilets, sinks and wash-basins are to be used only for the purpose for which they are intended, and no dust, rubbish, litter, coffee grounds, tea leaves, egg shells, or any garbage are to be put into same.
6. No piano or other musical instruments including radios shall be permitted before 8:30 am or later than 10:30 pm if other Tenants are bothered by it.
7. No credit will be given for repairs made by Tenants.
8. Tenants may not drive nails in walls without permission from Resident Manager. Only small picture-hanging brads may be used. "Stick on" hangers may not be used on painted surfaces.
9. Use of washing machines and dryers within the apartment units is prohibited before 8:30 am or after 10:30 pm. Tenant shall not use bathtubs, basin nor kitchen sink for laundry purposes. Damage to the plumbing equipment resulting from this or any other abnormal use of this equipment must be repaired at the expense of the Tenant.
10. When individual heating equipment, electric range, refrigerator or other automatic equipment is included in the rental unit for the sole use of the occupant, such equipment shall be kept in a state comparable to that which it was in at the time of occupancy by the Tenant.

Use of Halls, Roof, Common Areas, etc.:

1. Tenants are responsible to install protective child guards; on windows, stairs, cabinets and electrical outlets.
2. No windowsills, fire escapes, ledges or light shafts shall be used for storage purposes. No public halls or passageways shall, in any way be obstructed by packages, boxes or otherwise.
3. Tenants are not permitted access to the roof except in case of emergency.
4. Inoperable cars must be removed from parking areas and will be subject to being towed at Tenant's expense.
5. Tenants are not allowed to work on their cars in the parking areas. Tenant shall not have more than one (1) car in the parking lot without prior approval.

How To Make Rent Payments:

1. Mail all Checks & Money Orders made out to:

Banks One Stop Solutions, LLC

11711 Princeton Pike Ste.341-231 Cincinnati, OH 45246

2. Preferred Rent Payments are made online at: www.banks1stop.com then choose "Pay My Rent" button
3. Your Rent will increase \$50.00 per month, if rent is paid on time, by the first day of the month you will receive a \$50.00 discount; saving you \$50.00 per month.
4. If Rent is postmarked and received in our office or online any time after the 1st Day of each month; the full amount of the rent will be expected. Failure to pay rent when due will result in the Owner taking immediate legal action to evict the Resident from the premises and seize the security deposit.
5. LATE FEE: Rent received after the first of the month will be subject to a late fee of 10% plus (3.00) dollars per day.

The Owner/Agent reserves the right to make such additional rules and regulations, as they may deem necessary.

I HAVE READ AND UNDERSTAND THE ABOVE.

Tenant

Date

Tenant

Date